



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: Monroe County Planning Commission

From: Mitchell N. Harvey, AICP, Comprehensive Planning Manager *M/H*

Through: Townsley Schwab, Acting Director of Planning & Environmental Resources

Date: December 1, 2008

Subject: *Florida Keys Scenic Highway Corridor Management Plan*

---

**Meeting:** December 15, 2008

---

#### I REQUEST

The Florida Keys Scenic Highway was designated by the Florida Department of Transportation (FDOT) as a Florida Scenic Highway in May, 2001. As part of the Florida Scenic High nomination process, Clean Florida Keys prepared the Florida Keys Corridor Master Plan (CMP), which was approved by the Florida Department of Transportation. A Florida Keys Scenic Highway Interpretive Master Plan was completed in March, 2006, which included a Visitation Plan, Corridor Facilities Plan, Interpretive Plan, and Implementation Plan. Clean Florida Keys has been replaced by the Florida Keys Scenic Corridor Alliance (FKSCA), a 501(3)(C) non-profit agency, as the Corridor Management Entity (CME) responsible for the implementation and maintenance of the Florida Keys Corridor Master Plan and the Florida Keys Scenic Highway Interpretive Master Plan. A CMP 5-Year Update has been completed by the FKSCA in October, 2008, which includes a Vision, together with Goals, Objectives, and Strategies. The Florida Keys Scenic Highway together with the Florida Keys Overseas Heritage Trail, provide a significant impact to Monroe County's tourist economy. In an effort to support the Florida Keys Scenic Highway and Florida Keys Overseas Heritage Trail, it is recommended that the Transportation Element and the Recreation and Open Space Element of the Monroe County 2010 Comprehensive be amended to include policies that implement the recommendations of the Florida Keys Scenic Corridor Master Plan, Florida Keys Scenic Highway Interpretive Master Plan, and the Florida Keys Overseas Heritage Trail Master Plans.

The Monroe County Year 2010 Comprehensive Plan is proposed to be amended to include the following:

1  
2 **The Transportation Element:**

3  
4 **Policy 301.6.4**

5 All roadway improvements within the US 1 right-of-way shall be consistent with the Vision,  
6 Goals, Objectives and Strategies of the Florida Scenic Highway Corridor Management Plan and  
7 the recommendations of the Florida Scenic Highway Interpretive Master Plan.  
8

9 **Policy 301.6.4**

10 All roadway improvements within the US 1 right-of-way shall be consistent with the  
11 recommendations of Florida Keys Overseas Heritage Trail Master Plan.  
12

13 **The Recreation and Open Space Element:**

14  
15 **Policy 1201.8.5**

16 Monroe County, through Planning Department Staff, shall continue to coordinate with the  
17 Florida Keys Scenic Corridor Alliance and the Florida Department of Transportation to insure  
18 the implementation and update of the Florida Scenic Highway Corridor Management Plan and  
19 Florida Scenic Highway Interpretive Master Plan.  
20

21 **Policy 1201.8.6**

22 Monroe County, through Planning Department Staff, shall support the nomination of the Florida  
23 Keys Scenic Highway as a National Scenic Byway All American Road.  
24

25 **The Intergovernmental Coordination Element:**

26  
27 **Policy 1301.4.10**

28 Monroe County shall coordinate with the Florida Keys Scenic Corridor Alliance and the Florida  
29 Department of Transportation (FDOT) to insure the implementation of the Goals, Objectives and  
30 Strategies of the Florida Scenic Highway Corridor Master Plan and the recommendations of the  
31 Florida Scenic Highway Interpretive Master Plan.  
32

33 **Policy 1301.4.11**

34 Monroe County shall coordinate with the Florida Department of Environmental Protection to  
35 insure the implementation of the Florida Keys Overseas Heritage Trail Master Plan.  
36

37 **II PROCESS**

38  
39 Amendments to the Goals, Objectives, and Policies of the Comprehensive Plan may be  
40 proposed by the Board of County Commissioners (BOCC), the Planning Commission or the  
41 Director of Planning. The Director of Planning shall review and process amendments and  
42 pass them on to the Development Review Committee and the Planning Commission for  
43 recommendation and final approval by the BOCC.  
44

45 The Planning Commission and the BOCC shall each hold at least one public hearing on a  
46 proposed amendment. The Planning Commission shall review the amendment, the reports

1 and recommendations of the Department of Planning & Environmental Resources and the  
2 Development Review Committee, and the testimony given at the public hearing, and shall  
3 submit its recommendations and findings to the BOCC. The BOCC shall consider the staff  
4 report, recommendation, and testimony given at the public hearings and may either deny the  
5 application or adopt or not adopt a resolution transmitting the proposed amendment to the  
6 DCA. Amendments are then reviewed by the Florida Department of Community Affairs and  
7 returned to the County with objections, rejections and comments to be considered prior to  
8 adoption of the ordinance. Then, an adoption hearing is scheduled for the BOCC.  
9

### 10 III RELEVANT PRIOR COUNTY ACTIONS

11

12 On April 16, 2008, The BOCC approved Resolution No. 110-2008 that recommended support  
13 for the nomination of US 1 to be designated a National Scenic Byway All American Road.  
14

### 15 IV REVIEW OF APPLICATION

16

17 *A. Consistency of the proposed amendment with the provisions and intent of the Monroe*  
18 *County Year 2010 Comprehensive Plan:*  
19

20 The proposed amendment will support and enhance the availability of recreational and  
21 pedestrian resources within the US 1 corridor.  
22

23  
24 *B. Consistency of the proposed amendment with the provisions and intent of Chapter 9.5 of*  
25 *the Monroe County, Land Development Regulations:*  
26

27 The proposed amendment does not require an amendment to the Land Development  
28 Regulations.  
29

30 *C. Consistency with the Principles for Guiding Development in the Florida Keys Area of*  
31 *Critical State Concern:*  
32

33 All land development regulations enacted, amended or rescinded within a area of critical  
34 state concern must be consistent with the Principles for Guiding Development, Section  
35 380.0552(7), Florida Statutes. The proposed GOP amendment promotes and furthers the  
36 following Principles in Section 380.0552(7):  
37

- 38 i. To strengthen local government capabilities for managing land use and  
39 development so that local government is able to achieve these  
40 objectives without the continuation of the area of critical state concern  
41 designation.  
42

43 The proposed amendments will insure the availability of recreation and  
44 pedestrian resources.  
45

1           ii.       To protect shoreline and marine resources including mangroves, coral  
2 reef formations, seagrass beds, wetlands, fish and wildlife, and their  
3 habitat.

4  
5                   No impact to marine resources is anticipated.  
6

7           iii.       To ensure the maximum well-being of the Florida Keys and its citizens  
8 through sound economic development.  
9           The proposed amendment will support continued economic vitality  
10 through the provision of pedestrian and recreational resources to be  
11 used by both residents and visitors.  
12

13          iv.       To limit the adverse impacts of development on the quality of water  
14 throughout the Florida Keys.  
15           The proposed amendments will have no impact on water quality.  
16

17          v.       To protect the value, efficiency, cost-effectiveness, and amortized life  
18 of existing and proposed major public investments, including sewage  
19 collection and disposal facilities.  
20

21                   The proposed amendments will improve the quality of life by directing  
22 public investments within the US 1 Corridor in a manner that supports  
23 pedestrian and recreational opportunities.  
24

25          vi.       To protect the public health, safety, and welfare of the citizens of the  
26 Florida Keys and maintain the Florida Keys as a unique Florida  
27 Resource.  
28

29                   The provision of pedestrian and recreation opportunities promotes a  
30 healthy and productive environment for Monroe County's residents and  
31 visitors. The County's economic growth is also dependent upon the  
32 availability of recreational resources, which contribute to the  
33 maintenance of a healthy, sustainable lifestyle that makes the Florida  
34 Keys a unique place to live and visit.  
35

36       D. *Impact on Community Character:*  
37

38           The proposed amendment will allow the continued availability of pedestrian and  
39 recreational resources for existing and projected residents, visitors, and businesses.  
40  
41

42       V FINDINGS OF FACT  
43

44       1. The Florida Keys Scenic Highway Alliance has updated the Florida Keys Scenic Highway  
45 Corridor Management Plan in October, 2008.  
46

2. The Florida Keys Scenic Highway Interpretive Master Plan provides recommendations for capital improvements that support the Florida Keys Scenic Highway.

3. The Florida Department of Environmental Protection is responsible for the construction and maintenance of pedestrian improvements within the US 1 right-of-way and utilizes the Florida Keys Overseas Heritage Trail Master Plan as its guide for future development.

4. The Florida Keys Scenic Highway Alliance, together with the Florida Department of Transportation, has nominated US 1 as a National Scenic Byway All American Road.

5. The proposed amendments are internally consistent with other elements of the Comprehensive Plan.

6. On December 15, 2008 the Monroe County Development Review Committee held a public meeting on the proposed ordinance, and in due consideration of public and staff comments, recommended forwarding the proposal to the Monroe County Planning Commission.

#### VI CONCLUSIONS OF LAW

1. The proposed amendment will support and enhance the existing or future land use character of Monroe County.

2. The proposed amendment is internally consistent with the Monroe County Comprehensive Plan.

3. The proposed amendments will promote the comprehensive implementation of pedestrian and recreational improvements throughout Monroe County.

#### VII RECOMMENDATION

Staff recommends **approval** to the Monroe County Planning Commission..

#### VIII ATTACHMENTS

1. Florida Keys Scenic Highway Corridor Management Plan 5-Year Update
2. Draft Ordinance
3. Draft Resolution